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## Superb Villa With Pool And Views, Montesquieu-des-alberes

Montesquieu-des-Albères , Pyrénées-Orientales , Occitanie



**€565,000**

inc. of agency fees

4 Beds

165 sqm

\* NEW PRICE!\* Spacious U-shaped detached villa, located on the edge of a peaceful village with breathtaking views of the Albères...

### At a Glance

**Reference** MFH-CB85039273

**Bed** 4

**Near to** Montesquieu-des-Albères

**Pool** Yes

**Price** €565,000

**Hab.Space** 165 sqm

**Land Tax** N/A

### Property Description

**\* NEW PRICE!\***

Spacious U-shaped detached villa, located on the edge of a peaceful village with breathtaking views of the Albères and Canigou.

This bright and pleasant villa, built in the early 1980s, offers an ideal living environment, whether as a primary or secondary residence.

It comprises:

- A spacious entrance hall with built-in storage and a safe
- A dining room and living room opening onto a private terrace with a unobstructed views
- A separate, fitted, and fully equipped kitchen (American-style fridge)

In the sleeping area, the house offers 4 bedrooms with built-in wardrobes, 2 bathrooms and 2 WCs, one of which is separate with a washbasin.

Upstairs, under the eaves, you will find a small TV room as well as a third WC with a water point.

A wine cellar on the lower ground level is accessible from the entrance hall. A garage with an automatic door allows for parking one vehicle while also offering storage or workshop space.

The villa's features include automatic irrigation, a low-temperature gas boiler for central heating and hot water, a reversible air conditioning unit in the master bedroom, mains drainage and a chimney duct in place in the lounge.

The well-maintained 1,750 m<sup>2</sup> plot includes a chlorine pool measuring 8x4m.

Located in Montesquieu-des-Albères, at the foothills of the Albères mountain range. A starting point for numerous hikes with spectacular viewpoints, Montesquieu is situated 20 km from the beaches of Argelès, 10 km from Le Boulou and its thermal spa, 30 km from Perpignan, 23 km from Collioure, and 15 km from the Spanish border.

Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€565,000

Key Information

Year Built:	1982
Internal Area:	165 sqm
Property Features:	
• Double pane windows	
Swimming Pool?	Yes

Location: Occitanie



## Gallery













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**S. and L. BROWN**



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